

Prepared by and return to:
Curtis L. Shenkman, Esq.

DeSANTIS, GASKILL, SMITH & SHENKMAN, P.A.
Suite 100 11891 U.S. Highway One
North Palm Beach, FL 33408
561-622-2700
File Number: 24773.001
Will Call No.:

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Warranty Deed

This Warranty Deed made this 10th day of December, 2008 between John M. Lockhart whose post office address is 120 Pine Arbor Circle, Saint Augustine, FL 32084, grantor, and Klaus Siebert & Company, Certified Public Accountants, P.C., a New York professional corporation whose post office address is 16 N Main Street, Pittsford, NY 14534, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County Florida to-wit:

Lot 2, VILLAGE AT PALM COAST PHASE II, according to the plat thereof as recorded in Plat Book 35, Pages 37 through 40, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 42-10-31-5919-00000-0020

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SANDY ROSS

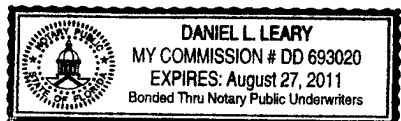
[Signature]
Witness Name: JOHN ROBINSON

[Signature] (Seal)
John M. Lockhart

State of Florida
County of ST. Johns

The foregoing instrument was acknowledged before me this 10th day of December, 2008 by John M. Lockhart, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Daniel L. Leary

My Commission Expires: Aug 27, 2011